

**CAPITAL DEVELOPMENT AUTHORITY
(SECRETARIA)**

No. CDA-949/BM-Coord/2002

Islamabad, Feb , 2002.

Subject: **MINUTES OF THE 2ND MEETING OF THE CDA BOARD FOR
THE YEAR 2002.**

The 2nd meeting of the CDA Board for the year 2002 was held on Wednesday, January 30, 2002, at 9.30 A.M. in the Conference Room, Executive Block, CDA Headquarters, Islamabad.

2. The following attended:-

1. Mir Laiq Shah,
Chairman CDA/Chief Commissioner ICT. In Chair.
2. Mr. Masud Muzaffar,
F.A/Member.
3. Mr. Attaullah Khan,
Member (A).
4. Mr. Abdus Salam Khan Wazir,
Member (E).
5. Mr. Maqbool Ilahi,
Member (P&D),
6. Mr. Hamid Ali Khan,
Secretary CDA Board/Director Personnel..

3. The following were also present:-

- 1) Mr. Imtiaz Inayat Elahi,
Director General (Env).
- 2) Mr. Muhammad Rafiq Ahmad,
Consultant (Engineering)
- 3) Mr. S.A.M. Wahidi,
Consultant (Law).
- 4) Mr. Mohi-uddin Jameeli,
Director General (S).

- 5) Mr. M.K. Pasha,
DDG(P).
- 6) Mrs. Shaista Sohail,
Director Lands & Rehab.
- 7) Mr. Saadullah Khan Zimri,
DEM-II.
- 8) Mr. Jamil-ur-Rehman,
Director Revenues.
- 9) Mr. Muhammad Iqbal,
Director (UP).
- 10) Mr. M.D. General,
Director Arch-I.
- 11) Ch. Abdul Ghafoor,
D.F.A-II.
- 12) Mr. Shafiq Ali Siddiqui,
Director (RP)
- 13) Syed Iftikhar Hussain,
Director Public Relations/Director Staff.
- 14) Mrs. S. A. Rehman,
Principal CEA Model School.
- 15) Mr. Muhammad Asghar Rai,
Deputy Director (QS)

4. Commissioner/DCO, Rawalpindi, could not attend the meeting due to other official assignments. However, Mr. Aamir Ali Ahmad, Deputy District Coordination Officer, represented him.

5. The meeting started with recitation from the Holy Quran.

6. The Board confirmed the minutes of the 15th Board Meeting held on 29-12-2001 for the year 2001 and 1st Board Meeting held on 4-1-2002 for the year 2002.

Implementation

7. The Secretary CDA Board explained implementation status of remaining decisions of 1st to 14th Board meetings of 2001. Chairman appreciated the progress of disposal of pendency and further desired that list of unimplemented decisions of the Board for the last two years with reasons may also be submitted in the next Board Meeting.

8. The items of the agenda for the Board Meeting were then taken up. Salient points of discussion and decisions are as follows:-

8.1 Restructuring/Rightsizing of the Authority.

7494/949/2002
726/BF
30-1-2002

Decision

X The Board approved the proposal that Health Services Directorate and CDA Model School, I-9 be retained with CDA in the interest of general public and the Authority.

Action: Director Personnel.

8.2 Confirmation of the minutes of the Allotment Scrutiny Committee Meeting held on 1-8-2001 at 2.00 P.M. under the Chairmanship of Member (A), CDA.

7495/949/2002
750/BF
30-1-2002

Decision

- i) The Board approved the recommendations of the Allotment Scrutiny Committee regarding allotment of residential plot measuring 25'X60' to Mst. Nasim Akhtar D/O Ashraf, village Chehan subject to reverification of land and confirmation by Member (A) that no allotment has been made against the BUP.
- ii) The Board also approved allotment of two plots of size 30'x60' jointly to all legal heirs of Late Fanzee Ali Khan S/O Jehan Khan village Sarai Madhu subject to reverification of land and confirmation by Member (A) that no allotment has been made against the BUP.

Action: Director L&R

8.3 Rules restricting sale of industrial plots allotted prior to 1993 without construction should be done away with.

7496/949/2002
724/BF
30-1-2002

Decision

A Committee comprising F.A/Member, Consultant (Law), Director General (Services) and DEM-II was constituted to examine the issue thread bare and submit its report in the next Board Meeting.

Action: F.A/Member.
Consultant (Law)
D.G. (S)
DEM-II.

Implementation of Sub-Division Regulations.

Decision

The Board approved the proposal to the extent that Revenue Directorate was allowed to prepare/issue the bills to the occupants for the recovery of CDA dues. However, bills shall not be sent to the owners of the cancelled plots.

Action: Director Revenues.

Collection of Toll Tax through FWO.

Decision

The Board approved the proposal at para 4 (c) of the Summary.

Action: Director Revenues.

8.7

Appointment of female P.T.I. and Lady Librarian and a female Lab. Assistant on contract basis in CDA Model School.

00/949/2002
p/BF
1-2002

Decision

- i) The Board approved the appointment of one Female PTI, one Lady Librarian and Female Lab Assistant on contract basis upto 15-6-2003. However, Principal CDA Model School will submit the case for regular recruitment to the competent authority.
- ii) Since the post of DDG (A) stood abolished the administrative control CDA Model School was placed under Director Personnel.

Action: Principal CDA Model School.

Change of trade of Industrial plots.

Decision

- i) The change of trade of Plot No. 80-B, I-10/3, Islamabad from Oil Mills to Pharmaceutical Unit was approved subject to payment of trade fee @ Rs. 50/- per sq. yard.
- ii) The change of trade of Plot No. 33, I-10/3, Islamabad from Warehouse to Printing Press was approved subject to payment of trade @ Rs. 50/- per sq. yard, removal of construction undertaken in the setback and clearance from BCS.

Action: DDG(P)
DEM-II
Dir. Arch-I.

Reduction in time in processing of requests for change of trade.

Decision

- i) Planning Wing and Estate Management-II may finalize these cases within a period of two weeks.
- ii) One Window Operation (Front Office) was directed to forward simultaneously the copies of requests direct to the Planning Wing and Estate Management Directorate-II for processing of the case.
- iii) The case be finalized at the level of Director and copy forwarded to the concerned Members for information.

Action: DDG(P)
DEM-II
Director OWO.

8.10 Wholesale Meat Market in Islamabad.

7503/949/2002
737/BF
30-1-2002

Decision

Since the issue has legal and financial implication and requires further probing and scrutiny, therefore a Committee comprising Member (P&D), Consultant (Law), DDG (P) was constituted to deliberate and examine all technical and legal aspects and furnish report to the Board in the next Board Meeting. The representative of ICCI be also affiliated.

Action: Member (P&D)
Consultant (Law),
DDG (P)

- 8.11 Allotment of land for construction of Headquarter Office of Federation of Pakistan Chamber of Commerce and Industries in Islamabad.

04/949/2002
7/BF
-1-2002

Decision

The Finance Wing to workout the prevalent market rate, which be conveyed to the FPCCI by the Planning Wing for their consent. If FPCCI agreed to purchase the land on prevailing market rates worked out by the Finance Wing then case be sent to the Government for approval.

Action: Director (UP)
DFA-II

8.12 Permission for change of uses (Commercialization) in the basement of Commercial Buildings in Islamabad.

✓ Decision

The Board approved the proposal.

Action: Director Arch.-I

8.13 Annual Ground Rent.

✓ Decision

The rate of AGR in respect of all commercial land be increased by 15% after every three years.

Action: DFA-II

8.14 Rate to be charged from private Educational Institutions.

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Decision

Reserve price fixed by the Finance Wing i.e. Rs. 5,200/- per sq. yard may be conveyed to the Committee in the Interior Division formulating criteria for allotment of land to private schools in Islamabad for further consideration.

Action: Member (P&D)
DDG (P)
DFA-II.

8.15 Transfer of responsibilities for maintenance of Federal Government Buildings from CDA to Pak PWD.

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Decision

- i) The Board agreed with proposals of the Committee for not transferring the responsibilities for maintenance of Federal Government Buildings from CDA to Pak. PWD.
- ii) Since City Government is likely to be formed in ICT on 14-8-2002 and CDA as per policy decision of NRB will remain in tact under District Nazim and Federal Capital Commission, therefore, transfer at this stage will not be in accordance with essence and spirit of Devolution Plan. Therefore, status quo be maintained.
- iii) DG (Services) to prepare the draft reply highlighting all the relevant issues as per summary and forward the reply to Interior Division.

Action: DG(S).

3.16 **Grant of exemption to Federal Government Employees from pay Toll Tax.**

Decision

The CDA Board approved the proposal made at para 2(b) of the summary.

Action: Director Revenue.

8.17 Proposed Amendments in Islamabad Multi Unit Buildings Sub
Division Regulation, 1999.

7510/949/2002

739/BF

30-1-2002

Decision

The Board approved all the proposed amendment to be made in Islamabad Multi Unit Buildings Sub Division Regulation, 1999.

Action: Director Arch-I

excluding criteria and procedure for black listing of the contractors. He requested for consideration and approval of the criteria and procedure for black listing of the contractors. Following decision was taken:-

Decision

Legal Adviser may examine the case in the light of Supreme Court ruling on the issue and submit report to the Board in the next Board Meeting.

Action: Legal Adviser
DD(QS) Civil.

8.19

Allotment of land for establishment of Forensic Science Training Institute and Laboratories in Islamabad.

12/949/2002
37/BF
1-1-2002

Decision

The Board approved the proposal at sub para (a) of para 2 of the summary subject to the following conditions:-

The NPA or Ministry of Interior will obtain the approval of the Chief Executive.

- ii) The allotment will be exclusively for establishment of Central Forensic Science Laboratory and Institute. However, essential housing may be permissible.
- iii) The cost of land will be paid by NPA at the prevailing rate for Government departments in lump sum.

Action: Director (RP).

8.20 Scheme for Disposal of plots to the Overseas Pakistanis.

7513/949/2002

728/BF

30-1-2002

Decision

The Board approved the proposals at para 7 of the summary.

Action: DDG (P)
Director L&R
Director Structure.
Director (P&E).

NON-AGENDA ITEMS.

- a) Extension of lease period of Plots I&T Centre in Aabpara Market, Islamabad.

7514/949/2002
724/BF
30-1-2002

Decision

Leases of clear plots be renewed with the revised AGR and show cause notices be issued to defaulters and those who have violated building rules and made encroachments. Their cases will be finalized on case to case basis by the Board after fulfilling the required codal formalities.

Action: DEM-II
Dir. Arch.

b) **Payment of WAPDA dues.**

7515/949/2002
748/BF
30-1-2002

Decision

DG(S) and Director E&M (Maint) were directed to discuss the matter with F.A/Member on the issue and submit report to the Board.

Action: DG(S)
Director E&M (Miant.).

Payment of outstanding Advertisement Charges.

Director Public Relations raised the issue with regard to non-payment of advertisement charges by different directorates of the Authority and their non-cooperation. Following decision was taken:-

7516/949/2002
725/BF
30-1-2002

Decision

DPR may again take up the case with concerned Directorates for the clearance of long outstanding advertisement dues. In case of non-compliance the matter be brought to the notice of concerned Members for necessary action at their end.

Action: DPR

d) Concept Clearance of the Projects.

7517/949/2002
737/BF
30-1-2002

Decision

The Board approved the concept of the two projects and desired that broad profiles of the two projects be developed by the Planning Wing and advertised to seek expression of interest of the private sector in the first instance.

Action: DDG(P)

8. The meeting concluded with a word of "thanks" to the Chair.